



10-DR-2006
REV: 04/27/2006

April 20, 2006

PROJECT NARRATIVE

**FirstBank of Holding Company @ N. Miller Road and Indian School Road
Scottsdale, Arizona
Architect's Project No. 05240.00**

Re: 10-DR-2007

Town of Scottsdale
Planning and Development Services Department
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

Dear Development Review Committee members:

Submitted herewith for your review is the 1st resubmittal for a branch bank of the FirstBank of Arizona, prepared by Davis Partnership Architects. This project is located at the northeast corner of the intersection of N. Miller Road and Indian School Road.

Landowner & Developer

FirstBank of Arizona
12345 W. Colfax Ave.
Lakewood, CO 80215
Mr. Stanford Lee

Applicant

Davis Partnership Architects
2301 Blake Street, Suite 100
Denver, CO 80205
Mr. Craig Dunham

Overview:

The proposed project is a one-story branch bank of FirstBank totaling approximately 4,493 square feet. Exterior building materials will include a stone veneer base with a stucco façade and fixed glass in an aluminum storefront system. Site circulation and parking are oriented towards the interior of the site, allowing the building to be located as close to the main arterial roads as possible.

Zoning:

Davis Partnership Architects has adhered to Zoning requirements such as the minimum landscape requirement, a clear indication of the front open space calculations, revisions of the internal parking lot landscaping, and the landscape plan, as well as screening automobile parking from the street.

Site Design:

Site Planning concepts include accommodating landscape corridors and the planned Indian School Improvement Project. Drive lanes, drive through queuing and parking for vehicular traffic have been organized in such a way as to provide a safe and efficient circulation system for both drivers and pedestrians. For example, providing a drive aisle median in the Indian School Road driveway that prohibits left turns from the proposed bank and directional sidewalk ramp crossings at all driveways where a pedestrian sidewalk crosses a drive aisle. A new bus shelter has been added on the west side of the building facing N. Miller Road and is shaded by new landscaping on the site. This landscaping includes plant materials that are drought tolerant and do not require water intensive irrigation. Utilizing a staggered and dense landscape the ATM drive lane, the new transformer, and the trash enclosure are all concealed from pedestrians.

The main entry to the bank is sheltered by an arcade which extends around the sides of the building and protects the user from possible rainstorms and the strong desert sun. This arcade creates a strong pedestrian connection with the two main arterial roads, Indian School Road and N. Miller Road. These deep arcades and overhangs are also utilized along the perimeter storefront to cut down on solar heat gain and glare within the building, which reduce cooling costs.

and allowing for a more energy efficient building. A low-E coating is also provided on the clear glass within the aluminum storefront and automatic doors. Bicycle parking is provided near the building entry and is shaded by the arcade.

Architecture:

The building responds to both its specific site and the adjacent development, while providing a FirstBank with its own identity. Variations in architectural features such as columns, arches and cornices create a rich vocabulary of visual elements. The Commercial Design Guidelines clearly state that the visual impact of a building depends not only on its size, but the proportions of its length, width, and height. This has been achieved by stepping up the parapet heights at the bank's entry, and stepping them down at the arcades. The arcades, as mentioned in the site design, are utilized as a covered pedestrian element that alternates in height and depth in relationship to the parapet of the building.

This design language serves to break up a large mass into smaller scale units and create a more pedestrian-oriented scale. Furthermore, expansive blank walls have been eliminated by the use of stone pilasters which provide a vertical rhythm throughout the façade. These pilasters are centered with lighting fixtures that serve to accent the change in plane at the top of the columns. Extensive wall plane offsets at each of the pilasters also provide shadow lines and visual relief, particularly at the main entry. At this area, a double cornice further separates the base, middle, and top of the structure. The entry into the bank has been scaled proportionally to the building and is covered in a natural stone veneer distinguishing its appearance from the stucco and correlating with the base of the structure.

The exterior materials used reflect the diversity of color and texture in the southwest. Stucco is the predominant building material, but tooled reveal joints are used to further accent horizontal and vertical relationships along the walls. Several colors are also used to break up horizontal and vertical elements in the façade. These colors, per the Commercial Design Guidelines, are noticeable but not strongly contrasting. Likewise, the natural stone veneer utilized at the base of the structure, contains subtle variations in earth tones and provides an attractive array of the desert color spectrum.

These design elements are used functionally to emphasize public entry, screen the roof top mechanical equipment and shield windows from excessive heat gain. Roof drainage is completely internalized in the pilasters. The building design is in accordance with the City of Scottsdale Design Standards and Revised Codes and according to the Nation Fire Protection Associate 2002.

Davis Partnership has provided a responsible design with a contextual character throughout the entire project, which is reflected in the materiality, form and space of the building and site. The FirstBank in the Fry's Shopping Center will directly respond to the surrounding environment, while creating an attractive, efficient, and safe addition to the center. We appreciate your review of these plans and look forward to hearing your comments.

This 1st resubmittal includes a Schematic Development Drawing Set and a response to the 1st Review Comments letter, dated February 17, 2006.

We appreciate your review of these plans and look forward to hearing your comments.

Sincerely,



Craig Dunham, AIA
Associate

cc:	Stan Lee	FirstBank Holding Company
	Gary Adams	Davis Partnership P.C., Architects
	Kevin Scott	Davis Partnership P.C., Architects

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1STBANK
Holding Company
at
Miller Plaza

7602 Indian School
Road
&
Miller Road
Scottsdale, AZ
85251

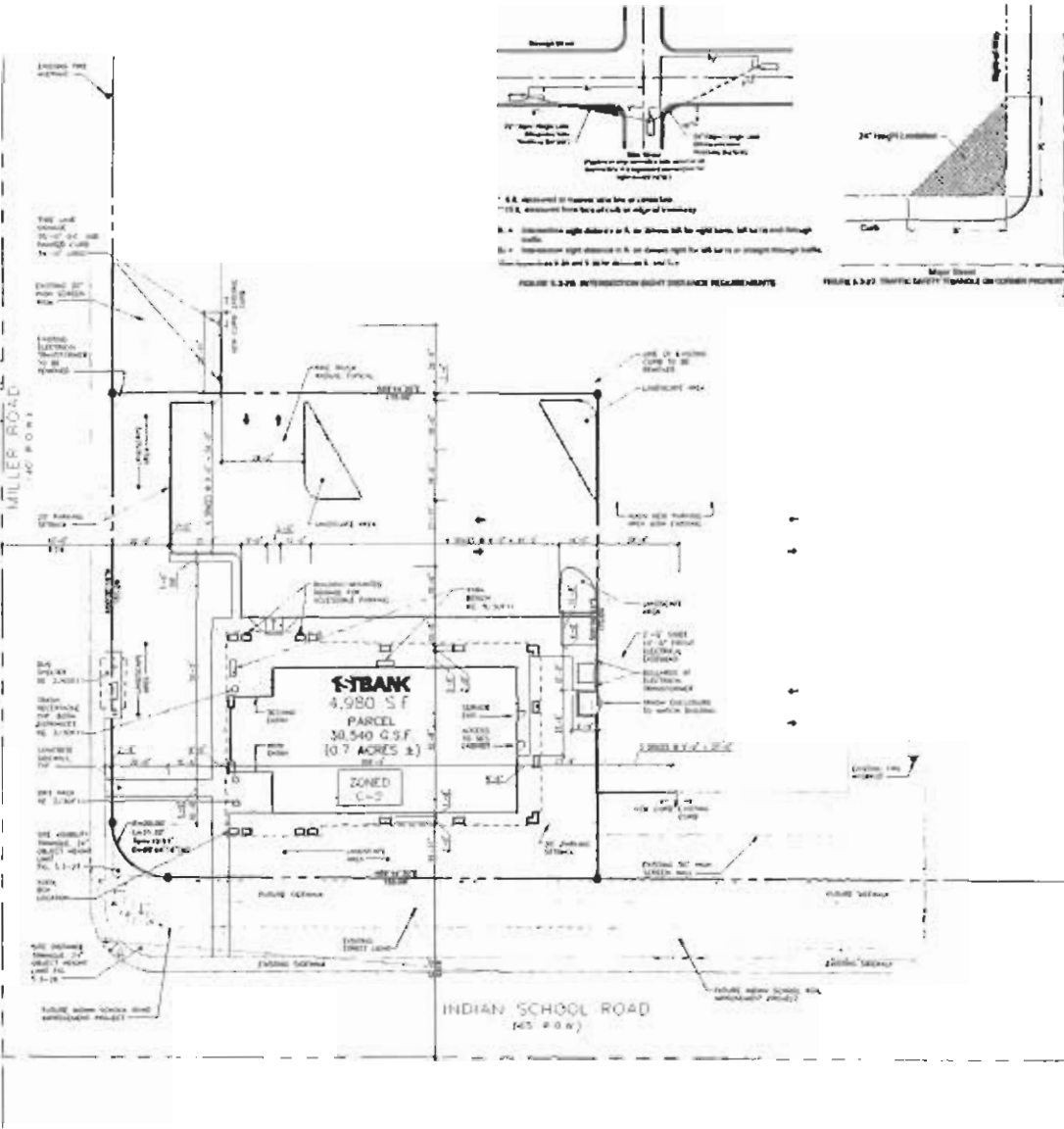
SITE PLAN

OWNER: 1STBANK	DATE: 12/10/06
DESIGNER: DAVIS PARTNERSHIP ARCHITECTS	PROJECT: 013
SHEET: 101	

2 of 11
DPA PROJECT 004606

10-DR-2006
REV: 7/5/2006

CALCULATIONS:			
COMMERCIAL			
23,817 S.F.	Net Lot Area		
N/A	Gross Lot Area		
5,000 G.S.F.	Gross Floor Area Allowed		
4,980 G.S.F.	Gross Floor Area Provided		
228,724 C.F.	Building Volume Allowed		
198,018 C.F.	Building Volume Provided		
N/A	Number Of Units Or Lots		
N/A	Density Allowed		
N/A	Density Provided		
N/A	Minimum Lot Size Allowed		
N/A	Minimum Lot Size Provided		
30'-0"	Building Height Allowed		
30'-0"	Building Height Provided		
4,849 S.F.	Net Floor Area		
20	Parking Spaces Required		
27	Parking Provided On-Site		
N/A	Parking Provided Off-Site		
27	Total Parking Provided		
3,873 S.F.	Open Space Required		
12,781 S.F.	Open Space Provided		
1,938.8 S.F.	Front Open Space Required		
5,558 S.F.	Front Open Space Provided		
978 S.F.	Parking Lot Landscaping Required		
1,937 S.F.	Parking Lot Landscaping Provided		
SET BACKS			
REQUIRED	PROVIDED	CALCULATIONS	S.F.S. on W
60' ROW	67' ROW + 2'	Front	5
N/A	N/A	Side	11
12' ROW	67' ROW + 4'	Left Side	W
N/A	N/A	Right Side	8
0'	0'	Parking	8



1 SITE DEVELOPMENT PLAN
1" = 20'

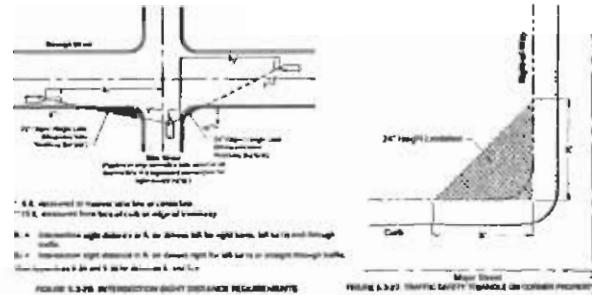


FIGURE 1.3-27 TRAFFIC SAFETY TRIANGLE ON TYPICAL PROPERTY

[illegible]

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

STBANK
Holding Company
at
Miller Plaza

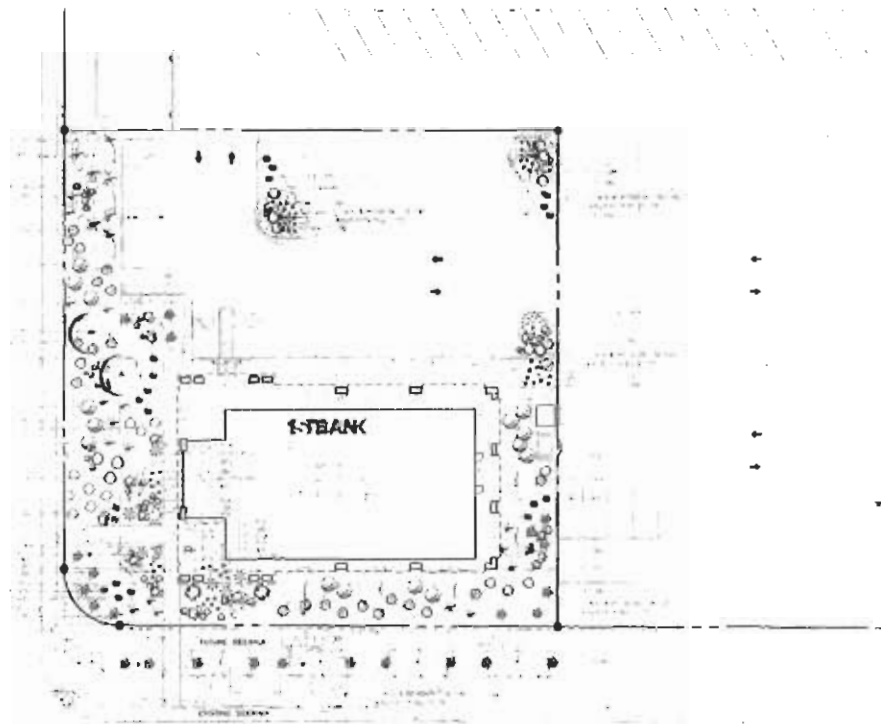
7602 Indian School
Road
&
Miller Road
Scottsdale, AZ
85251

LANDSCAPE PLAN
10-DR-2006
REV: 7/5/2006

Division ID	Acad. & Professional
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Line No. 02	
continued next to next paragraph No.	

10 of 11

DPA PROJECT # 522000



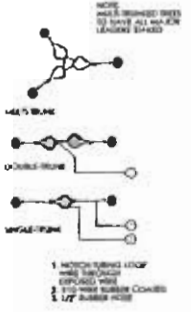
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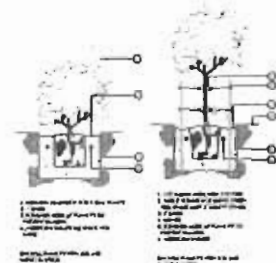
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SPRING 2002

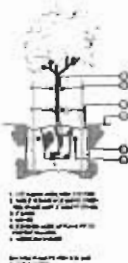
1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



TREE BUYING DETAIL



SOIL PLANTING DATA



DOUBLE SEAMING DETAIL

Figure 1. The proposed model for the development of the *Staphylococcus aureus* infection in the skin. The model shows the progression of the infection from the initial colonization of the skin by *S. aureus* to the development of a skin infection. The initial colonization is followed by the development of a skin infection, which is characterized by the presence of *S. aureus* in the skin. The skin infection is then followed by the development of a skin abscess, which is characterized by the presence of *S. aureus* in the skin and the formation of a pus-filled cavity. The skin abscess is then followed by the development of a skin abscess, which is characterized by the presence of *S. aureus* in the skin and the formation of a pus-filled cavity. The skin abscess is then followed by the development of a skin abscess, which is characterized by the presence of *S. aureus* in the skin and the formation of a pus-filled cavity.

```

1  # Import the pandas module as pd
2  import pandas as pd
3
4  # Create the DataFrame object: df
5  df = pd.DataFrame({'year': [2015, 2016, 2017],
6                     'revenue': [100, 120, 130],
7                     'rating': [8.5, 9.0, 9.5]})
8
9  # Print out column and index names of df
10 print(df.columns)
11 print(df.index)

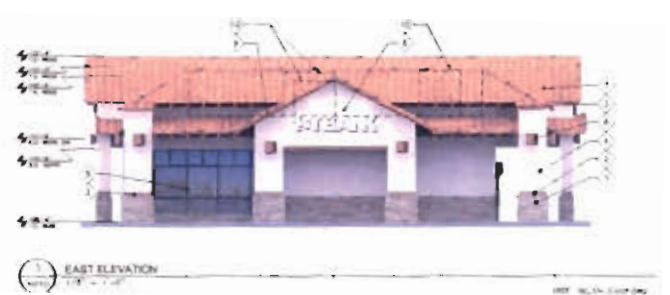
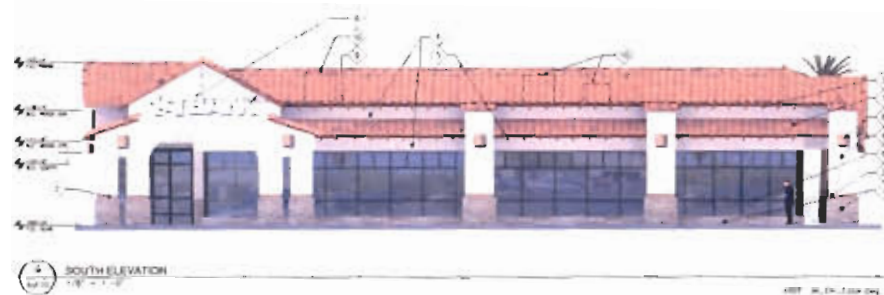
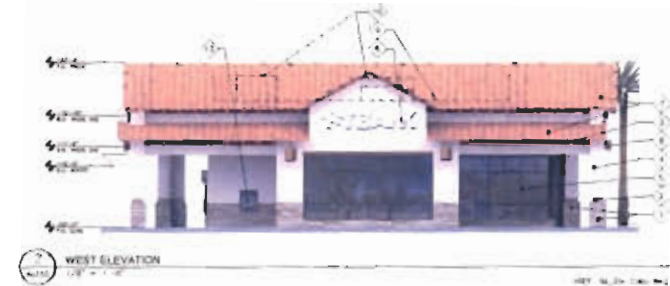
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$\frac{1}{\sqrt{2}} \left(\begin{array}{c} 1 \\ 1 \end{array} \right) \otimes \frac{1}{\sqrt{2}} \left(\begin{array}{c} 1 \\ 1 \end{array} \right) = \frac{1}{2} \left(\begin{array}{c} 1 \\ 1 \\ 1 \\ 1 \end{array} \right)$

[illegible]

1001 BLANK STREET, SUITE 200
SCOTTSDALE, ARIZONA 85251
TEL: 480.344.1000
WWW.DAVIS-PA.COM

REVISION	DATE	BY
1. PRELIMINARY	10/10/06	
2. FOR APPLICATION SUBMITTAL	10/10/06	
3. FOR PERMIT SUBMITTAL	10/10/06	
4. FOR CONSTRUCTION	10/10/06	
5. FOR ARCHITECTURAL RECORD	10/10/06	



MATERIAL AND COLOR LEGEND	
1. NATURAL STONE VENEER	STANDARD ROUTE 100
2. PAINTED STUCCO FINISH	BY #1
3. WHITE PAINT FINISH	BY #1
4. PAINTED STUCCO FINISH	BY #1
5. STUCCO FINISH	BY #1
6. STUCCO FINISH	BY #1
7. STUCCO FINISH	BY #1
8. STUCCO FINISH	BY #1
9. STUCCO FINISH	BY #1
10. STUCCO FINISH	BY #1
11. STUCCO FINISH	BY #1
12. STUCCO FINISH	BY #1
13. STUCCO FINISH	BY #1
14. STUCCO FINISH	BY #1
15. STUCCO FINISH	BY #1
16. STUCCO FINISH	BY #1
17. STUCCO FINISH	BY #1
18. STUCCO FINISH	BY #1
19. STUCCO FINISH	BY #1
20. STUCCO FINISH	BY #1

1STBANK
Holding Company
at
Miller Plaza

7602 Indian School
Road
&
Miller Road
Scottsdale, AZ
85251

BUILDING ELEVATIONS
TRASH ENCLOSURE
ELEVATIONS

Drawn by	10/10/06
Check by	10/10/06
Sheet File	



1
Architectural
NORTHEAST PERSPECTIVE
1/8" = 1'-0"



2
Architectural
SOUTHWEST PERSPECTIVE
1/8" = 1'-0"



DAVIS PARTNERSHIP ARCHITECTS
1000 N. GILBERT STREET, SUITE 200
SCOTTSDALE, ARIZONA 85251
TEL: 480.344.1100 FAX: 480.344.1101
WWW.DAVIS-PA.COM

REVISIONS	DATE	BY
1. PRELIMINARY DESIGN	10/10/06	DAV
2. PRELIMINARY DESIGN	10/10/06	DAV
3. PRELIMINARY DESIGN	10/10/06	DAV
4. PRELIMINARY DESIGN	10/10/06	DAV
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9. PRELIMINARY DESIGN	10/10/06	DAV
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BUILDING PERSPECTIVES

DATE OF	10/10/06
DATE BY	10/10/06
SHEET NO.	5 of 11

5 of 11

10-08-2006